

JOHN GOODWIN

THE PROPERTY PROFESSIONALS

EST. 1981



A WELL APPOINTED MODERN MID TERRACE HOUSE IN A POPULAR AND CONVENIENT CUL DE SAC LOCATION BENEFITING FROM GAS FIRED CENTRAL HEATING AND DOUBLE GLAZING WITH 2 BEDROOMS (1 ENSUITE), FITTED KITCHEN WITH OVEN AND HOB, OFF ROAD PARKING FOR 2 CARS AND AN ENCLOSED SOUTH EAST FACING REAR GARDEN WITH PLEASANT WOODED BACKDROP

EPC: C INSPECTION RECOMMENDED

Guide Price: £228,000

10 Target Close, Ledbury, Herefordshire HR8 2LR



10 TARGET CLOSE

Location

Ledbury is a thriving and expanding town which has a range of local facilities and amenities including shops, schools, churches, restaurants, theatre, doctors surgeries, community hospital and a mainline railway station, with direct links to Hereford, Worcester, Birmingham New Street, Oxford, Reading and London Paddington. The cities of Hereford, Worcester and Gloucester are all approximately 16 miles distant with the M50 motorway available approximately 4 miles to the south of the town.

Property Description

Enjoying a pleasant wooded rear outlook, a modern terrace house occupying a pleasant position in a popular and very convenient cul de sac on the outskirts of Ledbury.

The very well presented accommodation has the benefit of gas fired central heating and double glazing. It is arranged on the ground floor with an entrance hall, sitting room and a fitted breakfast kitchen with oven and hob. On the first floor there is a master bedroom with an Ensuite shower room, further bedroom and a bathroom.

Outside there is a lawned garden area to the front with driveway parking for two cars side by side and an enclosed south east facing lawned garden to the rear with a pleasant wooded backdrop.

ACCOMMODATION:

Entrance Lobby

With wooden front door. Double glazed window to front. Door to:

Sitting Room 4.42m (14ft 3in) x 3.97m (12ft 10in) max.

With TV point. Double radiator. Stairs to first floor. Built-in understairs cupboard. Double glazed window to front.

Breakfast Kitchen 3.95m (12ft 9in) x 2.68m (8ft 8in)

Well fitted with a good range of coloured units comprising a stainless steel 1½ bowl sink with base unit under. Further base units. Wall mounted cupboards. Wooden work surfaces with tiled surrounds. Built-in oven with 4-ring gas hob and canopy hood over. Plumbing for washing machine and dishwasher. Matching wall cupboard housing a Worcester gas fired boiler. Single radiator. Double glazed window to rear. Double glazed door to rear garden.

Landing

With single radiator. Access to roof space.





Bedroom 1 3.46m (11ft 2in) max. into door recess x 3.41m (11ft) max.

With a built-in double wardrobe. Built-in overstairs cupboard. Single radiator. Two double glazed windows to front.

Ensuite Shower Room

Fitted with a contemporary white suite comprising a shower cubicle, wash basin and WC. Fully tiled surrounds. Shaver light point. Extractor fan. Single radiator.



Bedroom 2 3.13m (10ft 1in) max. into door recess x 2.42m (7ft 10in) max.

With single radiator. Double glazed window to rear with pleasant wooded outlook.

Bathroom

With modern white suite comprising a panelled bath with tiled surrounds, wash basin and a WC. Extractor fan. Single radiator. Double glazed window to rear.

Outside

To the front of the property there is an area of lawn and driveway providing off road parking for two cars side by side.



To the rear there is an enclosed south east facing garden which is pleasantly arranged with a paved terrace, lawn and flowerbeds. There is summer house and outside tap. The garden enjoys a very pleasant wooded backdrop.

Services

We have been advised that all mains services are connected to the property. This information has not been checked with the respective service providers and interested parties may wish to make their own enquiries with the relevant local authority. No statement relating to services or appliances should be taken to imply that such items are in satisfactory working order and intending occupiers are advised to satisfy themselves where necessary.

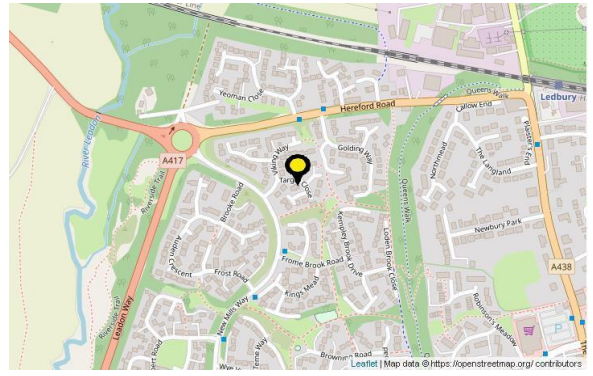
Tenure

We are advised (subject to legal confirmation) that the property is Freehold.



Directions

From the agents Ledbury office turn left at the traffic lights and proceed along the High Street and Homend. Continue over the traffic lights at Tesco and at the next traffic lights by the railway station turn left onto the Hereford Road. Take the first exit off the roundabout into New Mills Way and take the first left into Viking Way. Turn right into Target Close, proceed to the fork in the road and the property will be found in front of you.



General

Intending purchasers will be required to produce identification documentation and proof of funding in order to comply with The Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017. More information can be made available upon request.

John Goodwin FRICS has made every effort to ensure that measurements and particulars are accurate however prospective purchasers/tenants must satisfy themselves by inspection or otherwise as to the accuracy of the information provided. No information with regard to planning use, structural integrity, tenure, availability/operation, business rates, services or appliances has been formally verified and therefore prospective purchasers/tenants are requested to seek validation of all such matters prior to submitting a formal or informal intention to purchase/lease the property or enter into any contract.

Viewing

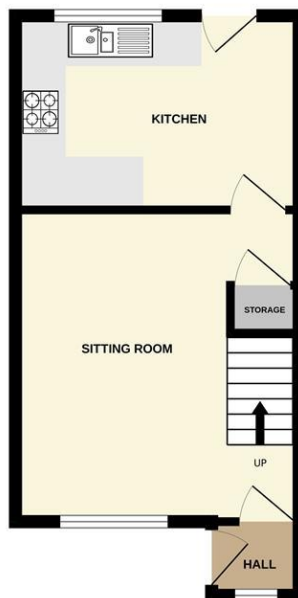
By appointment to be made through the Agent's Ledbury Office (Tel: 01531 634648)

Council Tax
BAND B

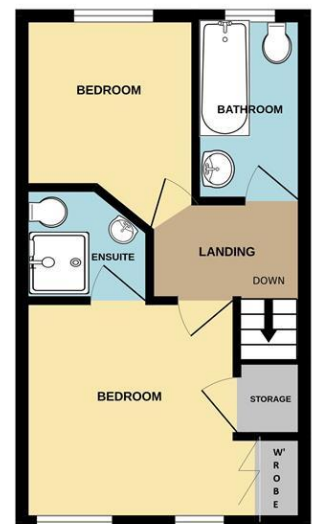
EPC

The EPC rating for this property is C (75)

GROUND FLOOR
303 sq.ft. (28.2 sq.m.) approx.



1ST FLOOR
294 sq.ft. (27.3 sq.m.) approx.



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MISREPRESENTATION ACT, 1967 - JOHN GOODWIN - Conditions under which Particulars are issued:

John Goodwin for himself and for the Vendors or lessors of this property whose agent he gives notice that:

1. The particulars are set out as a general outline only for the guidance of intending purchasers or leasees and do not constitute, nor constitute part of, an offer or contract.
2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of John Goodwin has any authority to make or give any representation or warranty whatever in relation to this property.

